

Approximately 1.35 Acres for Commercial Development Along Interstate 15 with Potential for Gas Station

Champagne Blvd | Escondido, CA 92026

- Excellent location along Deer Springs Rd, Champagne Blvd & Interstate 15 with great traffic counts exceeding 139,000 cars per day.
- Permitted uses include retail, lodging, automotive, restaurant, parking, and more.
- C36 - Zoning
- Existing Income

ASKING PRICE: \$1,500,000



ARCO

(149,633 CPD)

Deer Springs Rd

Cal Fire Station 2

INTERSTATE 15

K

Park-n-Ride

Mountain Meadow Rd



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Park
-n-
Ride

Champagne Blvd

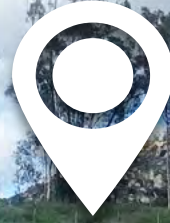
Mountain Meadow R



(149,633 CPD)



**SUBJECT
PROPERTY**



**Park
-n-
Ride**

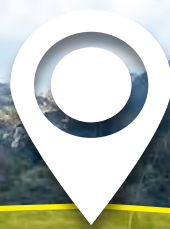




I-15
North
On-ramp



SUBJECT
PROPERTY

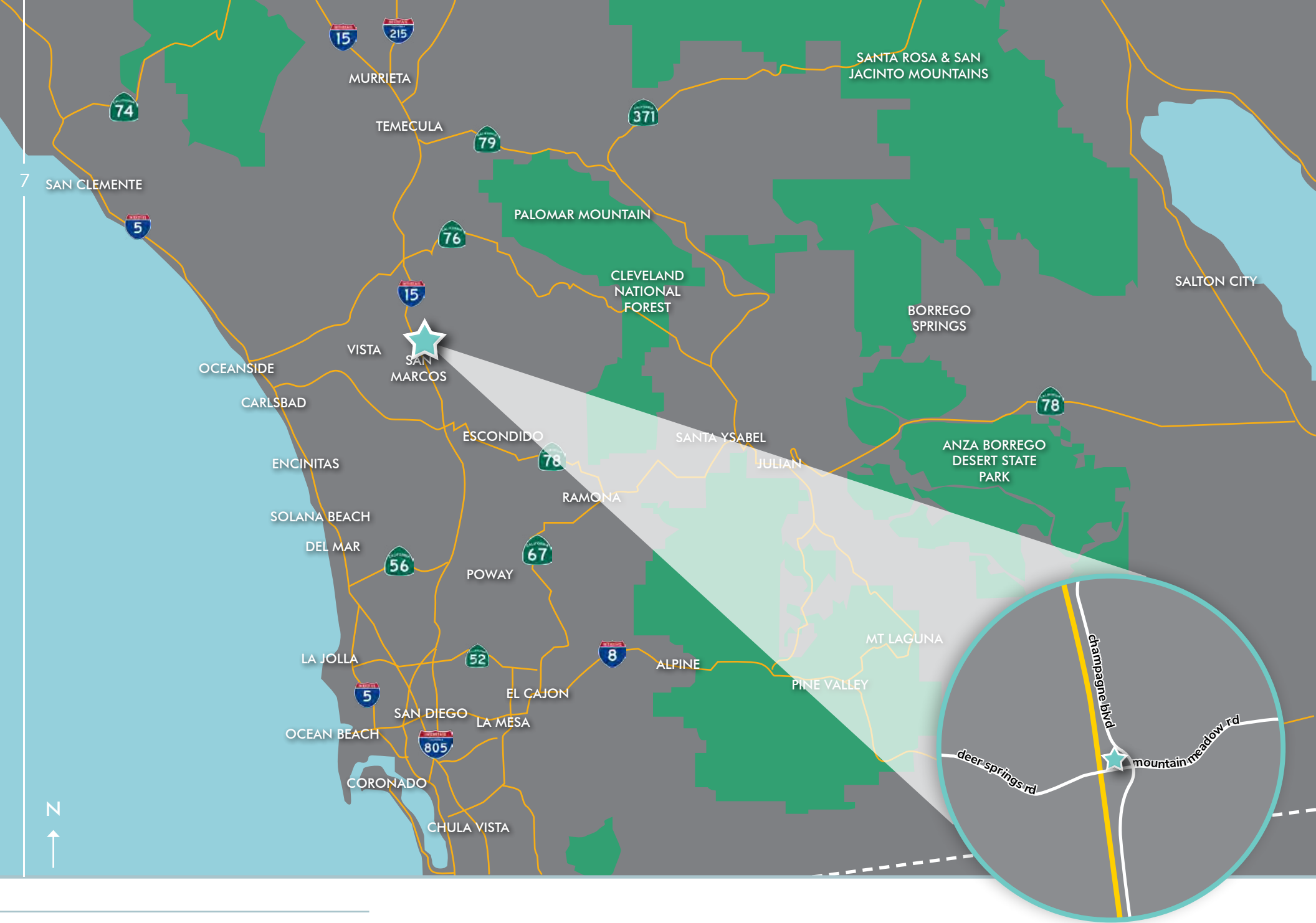


Park
-n-
Ride

Mountain Meadow Rd

I-15
South
Off-ramp

*View looking Southwest from the property



location map

property information

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location:

The subject property is located on the northwest corner of Deer Springs Rd & Champagne Blvd in Escondido, CA. It borders Interstate 15 and is approximately 7.3 miles north of Highway 78.

property profile:

The subject property is approximately 1.35 acres of vacant land. Zoning allows for commercial use providing an opportunity for freeway fronting commercial. The property is in an excellent location with visibility along the I-15 freeway.

jurisdiction:

County of San Diego

APN:

186-092-10-00

acreage:

1.35 Acres

zoning:

General Commercial (C36)

general plan:

C36

maximum height:

35'

permitted uses:

Retail, restaurant, lodging, automotive, parking, and more.
[\(Click to View Permitted Uses\)](#)

existing income:

Existing flower stand pays \$515 per month

school district:

Escondido Union High School

services:

Water/Sewer:	Valley Center Municipal Water District
Gas/Electric:	SDG&E
Fire:	Deer Springs Fire Protection District
Police:	City of Escondido

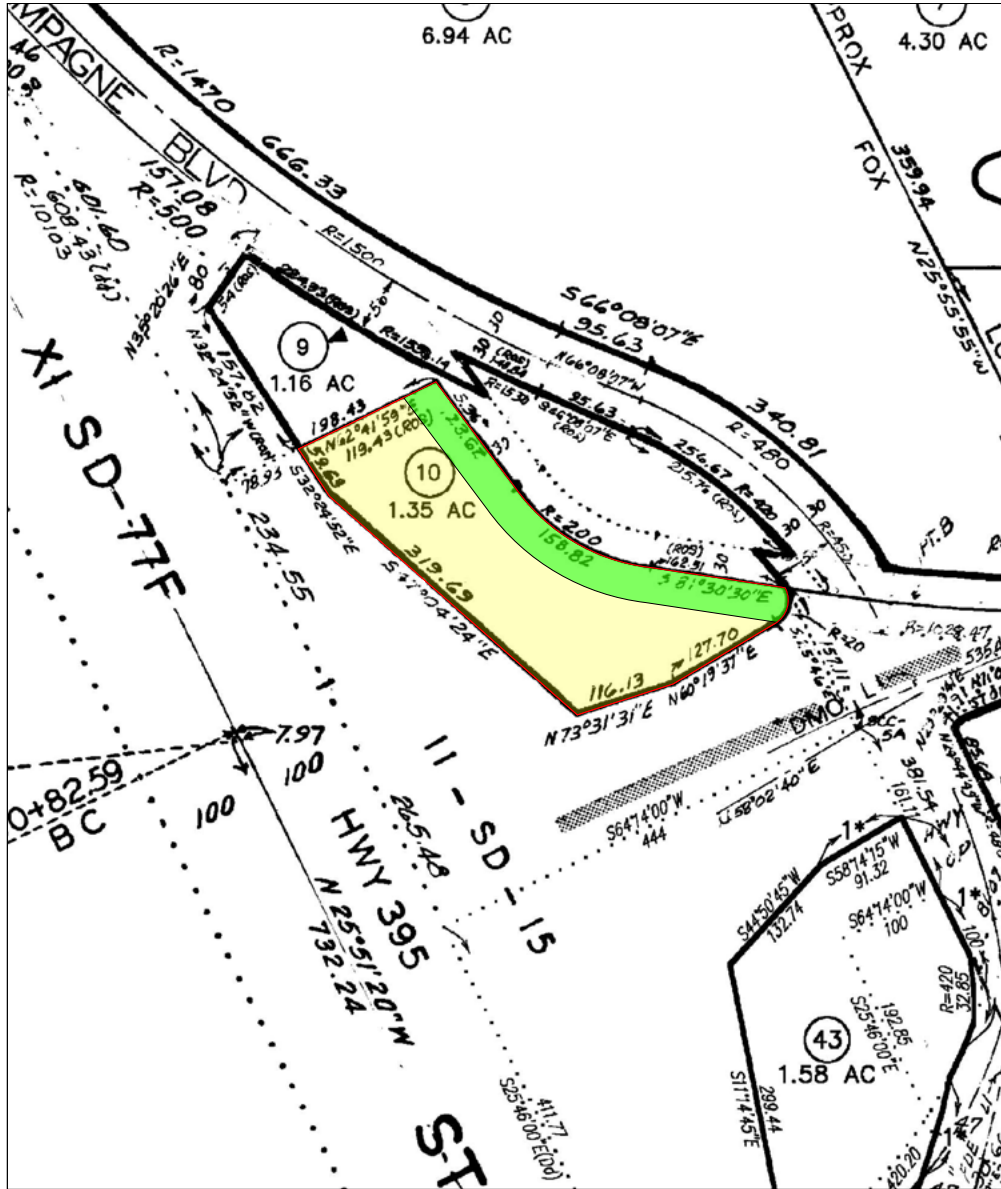
Asking Price:

\$1,500,000



plotted easements

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LEGEND



Parcel (Fee, Property in Question)



Item No. 4 - Easement for Public Road Purposes
04/24/1934, Book 288, Page 206, of Official Records
Affects as described therein

2023 demographics

1 mile



population

662



estimated households

225



average household income

\$201,809



median household income

\$132,365



total employees

139

3 miles



population

18,420



estimated households

7,187



average household income

\$160,125



median household income

\$134,070



total employees

3,509

5 miles



population

115,104



estimated households

39,161



average household income

\$137,028



median household income

\$107,161



total employees

27,468

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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